



**FOR SALE**

Kings Living, Prigg Lane, South Petherton, TA13 5BX  
Offers in the Region Of £400,000



**ORCHARDS**  
ESTATES



Rather unique modern townhouse built in 1988 and designed by Architect Hugh Blake to create an empathy with the location and blend in with the neighbouring properties, situated a short walk from the centre of the village with the added benefit of off road parking. The property is imposing with kerb appeal and is named after the area as it overlooks the landscape of King Ina's Palace. The property briefly consists of 3 floors of accommodation with the ground floor offering a spacious entrance hall with large storage area, feature stairs, side door to the dining room, further door to the large kitchen with breakfast area and rear utility with rear access door and further door to the downstairs WC. On the first floor is the main living space with a large sitting room and ideal space for a home office, all offering a great position to sit and watch the world go by. Also on this floor is a very large bedroom with additional space and a shower wet room. The top floor offers another 2 double bedrooms, bathroom and a great upper landing space ideal for a hobby area with side and roof windows providing an abundance of natural light. The external spaces consist of a rear courtyard setting, which is open plan and allows the opportunity to meet and mingle with your other 3 neighbours. To the front is a side gate to an area of external low walled garden, this makes a great spot for an evening.



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## LOCATION

South Petherton is a small residential country town with a village atmosphere set in an attractive surrounding countryside one mile from the A303 roadway and offers a wide range of shopping facilities, two schools, library, pub, restaurant, cafe, churches, doctor & veterinary surgeries, chemist, tennis and bowling clubs and 'bus services to neighbouring towns and villages. Yeovil is ten miles, Crewkerne (Mainline Station to Waterloo) six miles, Ilminster six, the county town of Taunton (M5 Motorway & Mainline Station to Paddington) eighteen and the South coast at Lyme Regis twenty-two miles.

### Approach

Kings Pleasure Mews is a set of 4 homes built in a Parisian flavour with a mixture of local Hamstone and Victorian style red brick creating a warm and welcoming kerb appeal and offering a wonderful location at only a short walk to the centre of this popular village. Steps up to the front door provide front access to the entrance hall. A set of electronic gates provide vehicles access to the enclosed courtyard with car port and shared external areas. You can access through the rear of the property here to the utility room and then to the main residence.

### Ground Floor

A wide and welcoming initial hallway with front aspect stone mullioned window, very large storage cupboard and feature staircase (we have been informed this has been individually designed by the former architect to Sir Elton John). To the left is the dining room with large front aspect window offering a great outlook to greenery and the lower part of Silver Street. A door from the dining room opens to the kitchen which is wide and spacious with plenty of storage and space for seating. A further door then opens back to the entrance hall and to the rear is an entrance to the utility area with rear external door and internal door opening to the downstairs WC.

### First Floor

Set to the front of this floor is the main living space with a comfortable living room offering a commanding view towards the grounds of King Ina's Palace and is ideal for a bit of people watching as the day passes.

There is also a separate seating area, currently configured as a home office with yet another large window providing a pleasant outlook.

Also on this floor is a large bedroom and the recently renovated wet room.

The feature stairs continue on upwards.

### Top Floor

You emerge onto the light landing with front window and roof window providing an abundance of natural light, the current occupants use this space as a hobby area where they build model ships.

There are 2 double bedrooms available and a full bathroom suite.

### Courtyard

Accessed from the main road through vehicular gates under an archway, the courtyard provides easy to access exterior space for all 4 properties, making this an ideal little spot to socialise or to enjoy a bit of morning sun with your coffee.

A car port to one side provides covered access with one space allocated to this particular property.

There is direct access to the home through the rear door opening to the utility area.

### Parking

Secure, gated, off-road, covered parking space.

### Side Garden

Accessed from the front of the house an exterior garden is set off to one side.

The current owners did toy with the idea of opening through the kitchen to provide direct access as this little spot would be ideal for an evening gin and tonic as it captures the evening sun.





### Material Information

- Freehold Property
- EPC Rating: C
- Council Tax Band: D
- 1 x Secure Parking Space.
- Mains Gas, Water, Drainage and Electric.
- The property is situated in the village Conservation Area.
- Gas Fire in the living room has not been used in 2 years.
- Gas Combi Boiler with Pressurised Immersion Tank.
- Double Glazing Updated in 2011.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.

### Directions

From the centre of the village by the Co-op, you can park in the Co-op car park or in the car park along Prigg Lane. Walk towards Silver Street about 1 minute and the property can be found on your right hand side, easily identifiable with an eye-catching Orchards Estates FOR SALE Sign. Knock on the door and one of our full-time colleagues will meet you at the property and be able to answer any questions you have whilst viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Consumer Protection from Unfair Regulations 2008: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.